

022.0

0002

0012.B

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

Total Card / Total Parcel

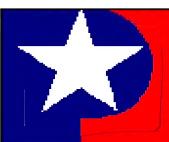
952,200 / 952,200

USE VALUE:

952,200 / 952,200

ASSESSED:

952,200 / 952,200


**Patriot**  
 Properties Inc.

## PROPERTY LOCATION

## IN PROCESS APPRAISAL SUMMARY

No	Alt No	Direction/Street/City
15		VILLAGE LN, ARLINGTON

OWNERSHIP	Unit #:
Owner 1: KASS JASON	
Owner 2: KASS ELIZABETH A	
Owner 3:	
Street 1: 15 VILLAGE LANE	
Street 2:	

Twn/City: ARLINGTON	
St/Prov: MA	Cntry
Postal: 02474	Own Occ: Y

PREVIOUS OWNER	
Owner 1: LI CHIH-HAO -	
Owner 2: CHEN HSU-HSIN -	
Street 1: 15 VILLAGE LANE	
Twn/City: ARLINGTON	

St/Prov: MA	Cntry	Own Occ:	Y
Postal: 02474	Type:		

NARRATIVE DESCRIPTION	
This parcel contains .176 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1929, having primarily Brick Veneer Exterior and 1960 Square Feet, with 1 Unit, 1 Bath, 2 3/4 Baths, 1 HalfBath, 7 Rooms, and 3 Bdrms.	

OTHER ASSESSMENTS	
Code	Descrip/No

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS	
Item	Code
Z	R1
o	
n	
Census:	Exempt
Flood Haz:	
D	
s	
t	

LAND SECTION (First 7 lines only)	
Use Code	Description
LUC Fact	No of Units
Depth / PriceUnits	Unit Type
Unit Type	Land Type
LT Factor	Base Value
Unit Price	Adj

101	One Family	7670	Sq. Ft.	Site	0	85.	0.76	2	Med. Tr	-10	497,328	497,300
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Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
101	7670.000	453,700	1,200	497,300	952,200		14549
Total Card	0.176	453,700	1,200	497,300	952,200	Entered Lot Size	GIS Ref
Total Parcel	0.176	453,700	1,200	497,300	952,200	Total Land:	GIS Ref
Source:	Market Adj Cost		Total Value per SQ unit /Card:	485.82	/Parcel: 485.82	Land Unit Type:	Insp Date

PREVIOUS ASSESSMENT								Parcel ID	Parcel ID 022.0-0002-0012.B		
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date	
2022	101	FV	453,700	1200	7,670.	497,300	952,200		Year end	12/23/2021	
2021	101	FV	440,800	1200	7,670.	497,300	939,300		Year End Roll	12/10/2020	
2020	101	FV	440,400	1200	7,670.	497,300	938,900		Year End Roll	12/18/2019	
2019	101	FV	348,700	1200	7,670.	643,600	993,500		Year End Roll	1/3/2019	
2018	101	FV	347,000	0	7,670.	409,600	756,600		Year End Roll	12/20/2017	
2017	101	FV	371,600	0	7,670.	374,500	746,100		Year End Roll	1/3/2017	
2016	101	FV	371,600	0	7,670.	304,200	675,800		Year End	1/4/2016	
2015	101	FV	362,600	0	7,670.	304,200	666,800		Year End Roll	12/11/2014	

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes	PAT ACCT.	1840
LI CHIH-HAO,	67768-407		8/8/2016		709,500	No	No				
CHEN SEAN,	57225-61		7/29/2011	Change>Sale	530,000	No	No				
SMYTH AGNES M &	49059-533		2/28/2007	Change>Sale	368,000	No	No				
SMYTH AGNES/ETA	29595-284		12/29/1998	Family	100	No	No	F			

BUILDING PERMITS												ACTIVITY INFORMATION				
Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name				
9/12/2011	1107	Manual	25,000	C				CONVERT PORTION OF	1/9/2019	Mail Update	MM	Mary M				
									4/25/2018	Inspected	BS	Barbara S				
									4/5/2018	MEAS&NOTICE	BS	Barbara S				
									6/27/2012	Measured	JBS	JOHN S				
									5/2/2012	Info Fm Prmt	BR	B Rossignol				
									2/14/2009	Meas/Inspect	372	PATRIOT				
									12/3/2008	MLS	MM	Mary M				
									5/22/2007	MLS	HC	Helen Chinal				
									11/18/1999	Inspected	267	PATRIOT				
										Sign:	VERIFICATION OF VISIT NOT DATA					

<b>EXTERIOR INFORMATION</b>		<b>BATH FEATURES</b>		<b>COMMENTS</b>		<b>SKETCH</b>			
Type: 6	- Colonial	Full Bath: 1	Rating: Good	GAR BEHIND BUSHES RTE 2 RUNS BEHIND HSE.					
Sty Ht: 2A	- 2 Sty +Attic	A Bath: 1	Rating:			30			
(Liv) Units: 1	Total: 1	3/4 Bath: 1	Rating: Good						
Foundation: 3	- BrickorStone	A 3QBth: 1	Rating: Very Good						
Frame: 1	- Wood	1/2 Bath: 1	Rating: Average						
Prime Wall: 8	- Brick Veneer	A HBth: 1	Rating:						
Sec Wall: 1	%	OthrFix: 1	Rating: Average						
Roof Struct: 1	- Gable	<b>OTHER FEATURES</b>							
Roof Cover: 5	- Tile	Kits: 1	Rating: Good	1st Res Grid	Desc: Line 1	# Units: 1			
Color: BRICK		A Kits: 1	Rating:	Level	FY LR DR D K FR RR BR FB HB L O				
View / Desir:		Frpl: 1	Rating: Average	Other					
<b>GENERAL INFORMATION</b>		WSFlue: 1	Rating:	Upper					
Grade: B	- Good	<b>CONDOS INFORMATION</b>							
Year Blt: 1929	Eff Yr Blt:	Location:							
Alt LUC:	Alt %:	Total Units:							
Jurisdct: G13	Fact: .	Floor:							
Const Mod:		% Own:							
Lump Sum Adj:		Name:							
<b>DEPRECIATION</b>									
Phys Cond: AV	- Average	31	%						
<b>INTERIOR INFORMATION</b>									

## INTERIOR INFORMATION

Avg Ht/FL: STD		
Prim Int Wal	2	- Plaster
Sec Int Wall:		%
Partition:	T	- Typical
Prim Floors:	3	- Hardwood
Sec Floors:		%
Bsmnt Flr:	12	- Concrete
Subfloor:		
Bsmnt Gar:		
Electric:	3	- Typical
Insulation:	2	- Typical
Int vs Ext:	S	
Heat Fuel:	1	- Oil
Heat Type:	5	- Steam
# Heat Sys:	1	
% Heated:	100	% AC: 100
Solar HW:	NO	Central Vac: NO
% Com Wal		% Sprinkled

## MOBILE HOME

Make: \_\_\_\_\_ Model: \_\_\_\_\_ Serial #: \_\_\_\_\_ Year: \_\_\_\_\_ Color: \_\_\_\_\_

## SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
19	Patio	D	Y	1	12X34	A	AV	2017	3.17	T	5	101			1,200			1,200

## SKETCH

2

UAT  
SFL  
FFL  
BMT  
(750)

25

## **SUB AREA DETAIL**

## **SUB AREA**

Code	Description	Area - SQ	Rate - AV	Undepr Value	Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
SFL	Second Floor	1,000	160.310	160,307						
FFL	First Floor	960	160.310	153,895						
BMT	Basement	750	48.090	36,069						
UAT	Upper Attic	250	64.120	16,031						
GAR	Garage	210	27.980	5,876						
OFP	Open Porch	40	45.760	1,830						
EFP	Enclos Porch	36	75.500	2,718						
Net Sketched Area:		3,246	Total:		376,726					
Size Ad	1960	Gross Area	3996	FinArea	1960					

IMAG

**AssessPro** Patriot Properties, Inc

